



Venice Neighborhood Council
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**LAND USE AND PLANNING
 COMMITTEE STAFF REPORT
 June 10, 2009**

Case Number: **ZA 2008-3557 CUB ZV**

Address of Project: 1205 Abbot Kinney Blvd.,
 Next door, North, of 1201 Abbot Kinney Blvd., is The OtherRoom

SYNOPSIS:

Applicant requests relief from LAMC code which restricts off-site parking to within 750 feet of the project. Applicant has signed lease, for 36 spaces, from First Baptist Church on Westminster at Seventh Streets which is over 750 feet from 1205 Abbot Kinney Blvd.

FYI: VNC Board of Officers rejected a similar request from Luna Pictures earlier this year and recommended denial to Luna Pictures because they could not meet their on-site or off-site parking requirements.

Applicant requests hours of operation from 7:00 am to 3:00 am. And on-site and off-site beer and wine consumption. Note that within 60 feet there are two type 41 and one type 48 alcohol licenses; and within 1000 feet there are 3 type 41, 3 type 47, 2 type 21 and 1 type 48 alcohol licenses.

Size of Parcel: 3,420.9 sf (according to ZIMAS)

Size of Project: 2,950 sf floor area (according to permit application)
 3,200.00 sf (according to ZIMAS)

Assessed Land Value: \$69,850.00 (according to ZIMAS)

Last Owner Change: 2007-6-26
 Building built in 1925, Building Class C4A, Number of Units: 1;
 number of bathrooms: 1;

Project Description: Conditional Use Beverage (CUB). Request for an existing restaurant/market to serve beer and wine for on-site and off-site consumption. The proposed hours of operation are 7am to 3am. There will be 53 seats, including 20 outdoor seats. A zone variance is requested to provide off-site parking by lease. (According to ZIMAS)

Venice Subarea: North Venice

Zone: C2-1-0-CA

Date of Planning Report: TBA
Date of End of Appeal Period: TBA
Planning Report Prepared by: Unassigned

Applicant: Craig Weiss, Owner of the OtherRoom
Address: 1201 Abbot Kinney Blvd.

Representative: Patrick Panzarello
9111 Morning Glow Way
Sun Valley, California 91352

Contact Information: 818.351.0059, Patpanz@ca.rr.com

Date(s) heard by LUPC: **May 13, 2009**
June 10, 2009

Zoning Administration Date: TBA

WLA Area Planning Commission Dates: TBA

LUPC MOTION:

ARGUMENTS FOR THIS PROJECT:

ARGUMENTS AGAINST THIS PROJECT:

SYNOPSIS OF PUBLIC COMMENT:

FINDINGS:

Applicant, Local, Inc., is a Subchapter S California Corporation. The monthly minimum base rent is \$5.35 psf. The base rent is subject to annual cost-of-living increases. The lease term is for ten years, plus two options for additional five-year periods each. The lease terms are similar to other comparable retail space in the area. Substantial improvements will be made to the leasehold. There is also a First Right of Refusal to purchase the building that accompanies the lease. A copy of the lease is available upon request to the applicant.